

PADRE ISLES PROPERTY
OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 24, 2015
POA OFFICE

BOARD MEMBERS IN ATTENDANCE: Stan Hulse, Brent Moore, Nancy Tressa, Darrell Scanlan, and JR Miller. Cheri Sperling and Jack Sharlow gave their proxies to Nancy Tressa.

OTHERS ATTENDING: Carter Tate, Nita Smith, Dotson Lewis, Tom Cable, Marsha Brancel, William Goldston, Scott McFarlane, Bob Nash, Brent and Leslie Hess, Paul Schexnailder, Nick Colosi, Suzanne Morrison, Pauline Botzo, Dale Rankin, John Bell, Lisa Underbrink and Maybeth Christensen

President Moore called the meeting to order at 5:32 PM.

AUDIENCE PARTICIPATION: Scott McFarlane said the PIPOA primary responsibility as he saw it was to maintain the bulkheads and canals. He feels there is not nearly enough money set aside in the event of a hurricane. He would like the vulnerability identified as to what might happen in the vent of a major hurricane and do the financial planning necessary. He volunteered to do the estimates. Tom Cable presented the Board with a document and asked several questions of the Board. The Board indicated they would look at the material, but would not comment at this meeting. Nick Colosi said the Board was delusional if they thought things were going well on the Island. Nita indicated the PIPOA had a Facebook page which was not up to date. Maybeth responded that we did not have nor have we created a Facebook page. Brent reported on a recent exchange of comments on “Neighbor to Neighbor” and it was clear we needed to do more enforcement of the covenant rules. One suggestion was to have an issue of the week. Dale said he would be happy to publish the information.

MINUTES: The minutes of October 26, 2015, were accepted.

EXECUTIVE COORDINATOR’S REPORT: Maybeth reported the palm trees as you enter the Island had been trimmed and they are being monitored to make sure that if any die, the contractor who did the water and gas lines would replace them. The PIPOA will pay to have them trimmed in late May. She said the City had contacted her looking for suggestions for a meeting site for a planned meeting showing the new FEMA maps. She was told that the elevations actually are lowered in some areas which should mean a reduction for some property owners.

FINANCIALS: Nancy moved to accept the financial reports, Darrell seconded the motion and it passed unanimously. Stan moved to adopt the 2016 budget, Nancy seconded the motion and it was approved unanimously.

STANDING COMMITTEES: The ACC did not meet in November. Their next meeting will be December 8.

OLD BUSINESS :

Billish Park Update – Brent reported that the agreement with the City has been signed. No money is due until after the bids have been opened and are acted on. Progress is being made.

Beautification Trust Audit - Brent reported the audit was complete but that the language of the letter from the auditor indicated it was or the management of the PIPOA only. He will contact the auditor to get a clarification. Stan said what we do know is how the money the PIPOA contributed was spent, so our money has been accounted for. The report indicates that better record keeping should have been done as some of the backup receipts were missing. However, the Board members responsible for signing off on the expenses and the Island Foundation indicate there was backup at one time, but they do not know what might have happened to those receipts. Brent said it is a lesson learned and the PIPOA will not be doing something like this again.

Bulkhead Risk Assessment – Maybeth said she had asked our contact at HDR about getting some debris clean-up information from the Galveston experience. Brent said Maybeth should check with the City since they do have a recovery plan to see if debris removal could be included in the City plan. Paul Schexnailder said he was sure there were plans that some Florida cities had which might have information that could be used here.

Movie Night at Schlitterbahn – Maybeth reported things are setup. Flyer went out to SLC families, there will be an ad in the Moon and we did an eblast.

NEW BUSINESS:

Possible Funding of Area Development Plan – Stan asked William Goldston to explain. The City, as most know, has been going thru the Plan CC 2035 which will give the City a new comprehensive plan. Area development plans come under the comprehensive plan and the City has paid to update the Downtown area and the South side. The Island Strategic Action Committee does not want to wait for the City to update the Mustang/Padre Island plan. The plan was done in 2004 by area residents, developers and business owners. William was appointed by Greg Smith, Chair of ISAC to chair a committee to rewrite the Island plan. The City will not provide staff or funds for someone to take notes, transcribe and type of the material. He has checked with LK Jordon and believes they can provide the administrative support for about \$4,000. He would like PIPOA to contribute \$2,000 of those funds and will be asking PIBA for the other \$2,000. William thought the process would be completed in about 4 months. Darrell move to authorize not more than \$2,000, contingent on PIBA contributing the other \$2,000 for this project. Nancy seconded the motion and it passed with Stan recusing himself from the vote.

HDR Contract for Preparing for Possible Dredging – Maybeth supplied copies of the contract proposal and explained the plan. Nancy moved to approve the contract, Stan seconded the motion and it passed with Brent recusing himself from the vote.

Nancy (with Jack's proxy) moved to adjourn the meeting at 7:35 PM, Stan seconded the motion and the meeting was adjourned.

Respectfully submitted, Maybeth Christensen, Secretary